

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members
Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District
District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING
December 13, 2021 at 1:30 P.M.**

Call to Order

Roll Call

Approval of Minutes [November 8, 2021](#) Regular Meeting

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PFP-21-09-06 Quasi-judicial Commission District III



Phuong T. Nguyen, Tina Nguyen, Giang Q. Pham and Thanh Huong T. Nguyen are requesting a Preliminary & Final Plat approval for a residential four-lot Minor Subdivision to be named, Replat of Tract H, Port Charlotte Subdivision, Section 93. The site is 3.069± acres and located south of Abalone Road, east of Alanson Street, north of San Domingo Boulevard, and west of Thruso Road, in the West County area and Port Charlotte area.

Recommendation:

Community Development Department: Approval

2.) PV-21-08-01 Legislative Commission District IV



Myakka Properties, LLC. is requesting a Plat Vacation to vacate lot 362 through 378 and lot 375 A, inclusive of Plan No. 2, a part of Ward 7 El Jobean subdivision as recorded in Plat Book 2, page 48 of the public records of Charlotte County. The total area to be vacated is 2.52± acres, and located north, south and east of El Jobean Road, and west of Sam Knight Creek, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval

3.) PP-21-09-18

Quasi-judicial

Commission District II



Wilmington Land Development Company is requesting a Preliminary Plat approval for a subdivision to be named, Heritage Station, consisting of 130 lots. The site is 85.47± acres. It is located north of Yacht Clube Road, south of Heritage Landing Boulevard east of Jolly Rodger Road and west Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area.

Recommendation:

Community Development Department: Approval with comments

4.) PV-21-09-06

Legislative

Commission District III



The Applicant is requesting to vacate lots 7, 8, 13 and 14, Block 3441 Port Charlotte Subdivision Section Sixty – Nine as recorded in Plat Book 6 pages 20 A thru 20 H of the Public Record of Charlotte County, Florida, in order to gain access to a 6-inch water main to provide water to the property. The total area to be vacated is 0.92± acres, and is located north of Bryson Avenue, west of Spinnaker Boulevard, east of Collier Street, and south of Loyola Avenue, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval

5.) PP-21-09-17

Quasi-judicial

Commission District IV



KL West Port LLC is requesting a Preliminary Plat to revise The Hammocks at West Port and The Isles at West Port preliminary plats. This property received Preliminary Plat approval under petition #: PP-19-11-16 on February 25, 2020. This proposed revision includes modification to the southern portion of Hammocks Phase 3 and a new expansion referred to as Hammocks Phase 4. The total number of lots associated with this revision is 113 and includes a Public CDD Right-of-Way, Tract R and Tracts A, B, & C. Tracts A & B are Drainage/Open Space/Access Areas and Tract C is a Drainage/Open Space Area. The total site is 32.061± acres. The property is located north of El Jobean, west of Flamingo Waterway, east and south of Centennial Boulevard, within the Murdock Village Community Redevelopment Area and in the Port Charlotte area.

Recommendation:

Community Development Department: Approval

6.) SV-21-07-03

Legislative

Commission District I



The Agent for this application, Mr. Rob Berntsson is requesting to vacate a portion of the undeveloped San Carlos basin canal behind their property. The total area to be vacated is 0.35± acres as recorded in Plat Book 4, Page 48A through 48G, of the Public Records of Charlotte County, Florida, and it is located south and west of Neptide Drive, east of San Carlos Drive, and south of Harbor Cape Place, in the Port Charlotte area located in Commission District I.

Recommendation:

Community Development Department: Approval

7.) PP-21-07-16

Quasi-judicial

Commission District IV



James Harvey of KL West Port LLC has requested Preliminary Plat approval to Replat for a subdivision to be named, Palms at West Port, consisting of 272 residential lots. This property received Preliminary Plat approval under petition # PP-21-01-02 on April 27, 2021. The approved Preliminary Plat included the entirety of Palms at West Port and was for 262 residential lots. The site is 65.6± acres and is located north of El Jobean Road, south of Tamiami Trail, east of the Crestview Waterway, and west of the Centennial Boulevard, within the Murdock Village Community Redevelopment Area and in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with Comments

8.) PAS-21-00010

Legislative

Commission District III



Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM), and to add an annotation to the 2030 Future Land Use Map limiting commercial intensity of the subject property to 6,936 square feet; for the subject property which is part of the property located at 2020 Oyster Creek Drive, in the Englewood area, containing 0.867± acres; Commission District III; Petition No. PAS-21-00010; Applicant: Pelican Palms; providing an effective date.

Recommendation:

Community Development Department: Approval

9.) Z-21-18-19

Quasi-Judicial

Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 5(RMF-5) to Commercial Tourist (CT), for the subject property which is part of the property located at 2020 Oyster Creek Drive, in the Englewood area, containing 0.867± acres; Commission District III; Petition No. Z-21-18-19; Applicant: Pelican Palms; providing an effective date.

Recommendation:

Community Development Department: Approval

10.) TCP-21-02

Legislative

County-wide



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State review agencies for review and comments; the request is to amend FLU Appendix I: Land Use Guide by revising the Mineral Resource Extraction (MRE) Future Land Use Map (FLUM) category to amend range of uses, and to add item 5. Prohibited uses and activities; Petition No. TCP-21-02; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation:

Community Development Department: Approval

11.) TLDR-21-03

Legislative

Commission District I

Revisions to the Charlotte Harbor Community Redevelopment Agency's Community Redevelopment Plan and Community Development Code



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Chapter 3-9, Article II, Section 3-9-47 of the Code of Laws and Ordinances of Charlotte County, Florida, Entitled Charlotte Harbor Community Development Code; for properties located within the boundaries of the Charlotte Harbor Community Redevelopment Area, containing 765.8± acres; providing for findings; providing an effective date; Commission District I, Applicant: Charlotte County Board of County Commissioners.

Recommendation:

Community Development Department: Approval

12.)

Legislative

Commission District I

Revisions to the Charlotte Harbor Community Redevelopment Agency's Community Redevelopment Plan



A Resolution of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act"), particularly Section 163.361, Florida Statutes, and other applicable provisions of law, approving an amendment to various sections of the Charlotte Harbor Community Redevelopment Agency's Community Redevelopment Plan; for properties located within the boundaries of the Charlotte Harbor Community Redevelopment Area, containing 765.8± acres; providing for findings; providing an effective date; Commission District I, Applicant: Charlotte County Board of County Commissioners.

Recommendation:

Community Development Department: Approval

ADJOURNMENT